

083.0

0007

0027.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

644,800 /

644,800

USE VALUE:

644,800 /

644,800

ASSESSED:

644,800 /

644,800

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		NEWLAND RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: CHO WISEMAN R	
Owner 2:	
Owner 3:	

Street 1: 8 HELENE RD

Street 2:

Twn/City: WABAN

St/Prov: MA Cntry: Own Occ: N

Postal: 02468 Type:

## PREVIOUS OWNER

Owner 1: SARGENT TIMOTHY C -

Owner 2: BEGGS-SARGENT BARBARA J -

Street 1: 20 NEWLAND RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 6 - Colonial	2A - 2 Sty +Attic	Full Bath: 1	Rating: Good																				
Sty Ht: 2A	2A - 2 Sty +Attic	A Bath:	Rating:																				
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																				
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																				
Frame: 1 - Wood		1/2 Bath:	Rating:																				
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																				
Sec Wall:	%	OthrFix:	Rating:																				
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>																					
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good																				
Color: GRAY		A Kits:	Rating:																				
View / Desir:		Fpl:	Rating:																				
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																		
Grade: C - Average		<b>CONDOS INFORMATION</b>																					
Year Blt: 1920	Eff Yr Blt:	Location:																					
Alt LUC:	Alt %:	Total Units:																					
Jurisdct:	Fact: .	Floor:																					
Const Mod:		% Own:																					
Lump Sum Adj:		Name:																					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL														
Prim Int Wall: 2 - Plaster		Functional:	%	Interior:		1	6	3															
Sec Int Wall:	%	Economic:	%	Additions:																			
Partition: T - Typical		Special:	%	Kitchen:																			
Prim Floors: 4 - Carpet		Override:	%	Baths:																			
Sec Floors: 3 - Hardwood	25 %	Total:	18.6 %	Plumbing:																			
Bsmnt Flr: 12 - Concrete		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>NET AREA</b>													
Subfloor:		Basic \$ / SQ: 125.00		Rate	Parcel ID	Typ	Date	Sale Price		Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Bsmnt Gar: 1		Size Adj.: 1.35000002								BMT	Basement	624	49,240	30,728									
Electric: 3 - Typical		Const Adj.: 0.97272485								FFL	First Floor	624	164,150	102,428									
Insulation: 2 - Typical		Adj \$ / SQ: 164.147								SFL	Second Floor	624	164,150	102,428									
Int vs Ext: S		Other Features: 64000								WDK	Deck	221	10,240	2,263									
Heat Fuel: 1 - Oil		Grade Factor: 1.00								UAT	Upper Attic	156	65,660	10,243									
Heat Type: 5 - Steam		NBHD Inf: 1.00000000								OPP	Open Porch	72	38,340	2,761									
# Heat Sys: 1		NBHD Mod:								Net Sketched Area: 2,321 Total: 250,851													
% Heated: 100		LUC Factor: 1.00								Size Ad	1248	Gross Are	2789	FinArea	1248								
Solar HW: NO		Adj Total: 314850																					
% Com Wall		Depreciation: 58562																					
		Depreciated Total: 256288						WtAv\$/SQ: AvRate: Ind.Val															
										Juris. Factor:		Before Depr:	164.15										
										Special Features:	0	Val/Su Net:	110.43										
										Final Total:	256300	Val/Su SzAd	205.37										
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 083.0-0007-0027.0												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
More: N				Total Yard Items:				Total Special Features:				Total:				<b>AssessPro Patriot Properties, Inc</b>							